



BIITS + Loxone

Smart Building Solutions That Simplify
Ownership & Empower Operators



**Loxone
Platinum Partner**



BIITSLLC.COM



 (844) 244-8701

 IT.SUCCESS@BIITSLLC.COM

WHY CHOOSE BIITS?

Whether you're buying, building, or expanding, BIITS partners with property owners and developers to streamline building operations, security, access, and energy efficiency, all from a single, intelligent platform powered by Loxone.

When you choose BIITS, you're choosing:

**Loxone
Platinum Partner**



A LOXONE PLATINUM PARTNER

RECOGNIZED FOR OUR EXPERIENCE, SUCCESSFUL INSTALLATIONS, AND DEEP KNOWLEDGE OF THE PLATFORM.



REAL SUPPORT

WE OFFER TAILORED ONBOARDING, TRAINING, AND LONG-TERM TECHNICAL SUPPORT TO KEEP YOUR SYSTEMS RUNNING SMOOTHLY.



END-TO-END SERVICE

FROM LOW VOLTAGE WIRING AND HARDWARE PROCUREMENT TO FULL INTEGRATION AND SETUP.



EXPERT AUTOMATION DESIGN

WE UNIFY ALL YOUR BUILDING SYSTEMS, LIGHTING, HVAC, ACCESS, CCTV, MORE, INTO ONE SIMPLIFIED ECOSYSTEM.



The Challenges of Multi-Property Ownership



SELF STORAGE CHALLENGES

Multi-Site Oversight

- Different systems at each site, making it hard to compare performance or troubleshoot issues.
- No consolidated view of all property statuses, alerts, and energy usage.
- Travel time for property managers to check issues in person.

The BIITS + Loxone Solution:

- Preventive Maintenance Scheduling: Track when systems were last serviced, when warranties expire, and when inspections are due.
- On-Site Device Monitoring: Loxone tracks HVAC performance, door functions, lighting failures, and more.
- Central Dashboard: All this info is visible at a glance for your team or technicians.

Environmental Monitoring & Protection

- Climate-Sensitive Items: High-value items like documents, furniture, or electronics can be damaged by heat, cold, or humidity.
- Lack of automated alerts for HVAC failure, water leaks, or extreme temperature shifts.
- No centralized dashboard to monitor environmental conditions across multiple buildings or sites.

The BIITS + Loxone Solution:

- Full Environmental Monitoring: Temperature, humidity, air quality sensors installed in critical units or rooms.
- Automated Climate Control: HVAC adjusts based on real-time readings, not a static setting.
- Instant Notifications: Get alerts the moment values are outside acceptable ranges—before damage occurs. m is bypassed.
- Custom Emergency Protocols: Trigger lighting, unlock doors, or send alerts automatically during an emergency event.

Security & Access Control

- Unattended Access: Many storage properties are unmanned, making it critical to monitor and manage who is coming and going.
- Tailgating or Unauthorized Entry: Vehicles or individuals may slip in behind others.
- Lost or stolen access credentials: Managing physical keys, codes, or keycards can become a security liability.
- No real-time alerts for forced doors, open units, or access outside of permitted hours.

The BIITS + Loxone Solution:

- Smart Access Control: Use keypad, mobile app, RFID, biometric, or license plate recognition.
- Real-Time Alerts: Get notified if a door is forced open, a gate is tailgated, or access happens outside set hours.
- Central User Management: Add, remove, or adjust access for tenants, employees, or vendors instantly across all locations.
- Audit Trails: Know exactly who accessed what, when, and from where.

Customer Access & User Management

The Problem: Onboarding and managing access is clunky and risky.

The BIITS + Loxone Solution:

- App-Based Access for Tenants: Give customers unit access via the Loxone app with time-controlled permissions.
- One-Time Codes: Temporary access for movers, contractors, etc.
- Auto-Disable on Move-Out: Automate access revocation when leases end or accounts go unpaid.

The Challenges of Multi-Property Ownership Continued



SELF STORAGE CHALLENGES

Energy Waste

- Lights left on unnecessarily in units or hallways.
- HVAC running when units are unoccupied, driving up operating costs.
- Lack of occupancy-based controls for energy efficiency.

Fire, Safety, and Incident Management

- No centralized alert system for smoke detectors, fire panels, or emergency exit access.
- No way to verify if safety systems are bypassed or in a fault condition.

The BIITS + Loxone Solution:

- Fire Panel Integration: Monitor panel status, faults, and alarms in real time.
- Emergency Alerts: Get notified instantly if smoke is detected or a critical system is bypassed.
- Custom Emergency Protocols: Trigger lighting, unlock doors, or send alerts automatically during an emergency event.

Maintenance & Equipment Tracking

- Forgotten warranty deadlines or inspections for HVAC units, generators, fire suppression systems, etc.
- No preventive maintenance scheduling, leading to costly break-fix repairs.
- Dependence on vendors to remind staff about service windows.

The BIITS + Loxone Solution:

- Preventive Maintenance Scheduling: Track when systems were last serviced, when warranties expire, and when inspections are due.
- On-Site Device Monitoring: Loxone tracks HVAC performance, door functions, lighting failures, and more.
- Central Dashboard: All this info is visible at a glance for your team or technicians.

Fire & Safety System Oversight

The Problem: You may not know if safety systems are offline or in fault status.

The BIITS + Loxone Solution:

- Fire Panel Integration: Monitor panel status, faults, and alarms in real time.
- Emergency Alerts: Get notified instantly if smoke is detected or a critical system is bypassed.
- Custom Emergency Protocols: Trigger lighting, unlock doors, or send alerts automatically during an emergency event.



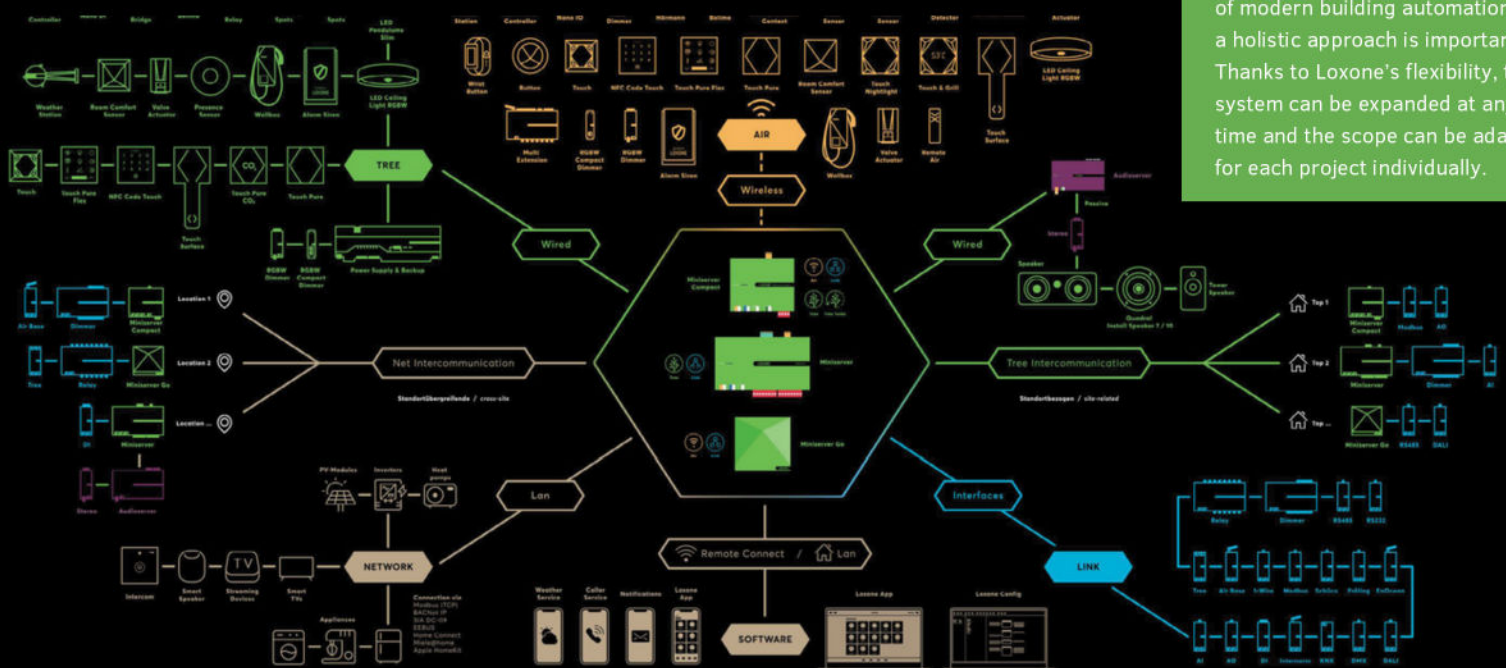


15% Hardware
85% Software

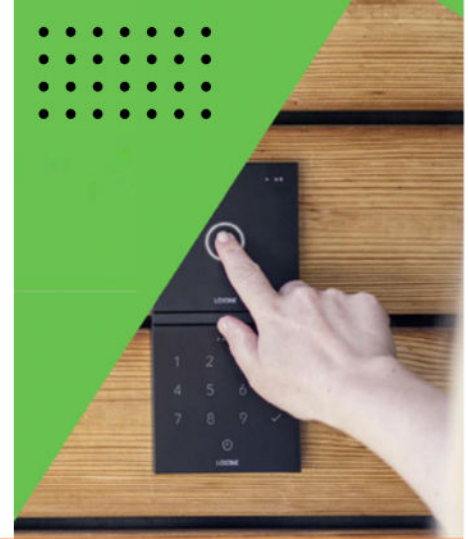
The Difference? THE SOFTWARE!

Loxone is mostly known for being a hardware manufacturer. However, the hardware is only the tip of the iceberg! They are a software company, first and foremost: 85% of development efforts go into Loxone's software tools. These tools are what differentiates Loxone from the rest of the market.

In order to untap the full potential of modern building automation, a holistic approach is important. Thanks to Loxone's flexibility, the system can be expanded at any time and the scope can be adapted for each project individually.



Just Another Access System?



Not By A Long Shot!

Loxone access control systems are easy to operate and manage and grant you global access control across many buildings. It is flexible, scalable, and offers maximum security. Welcome to the keyless world!

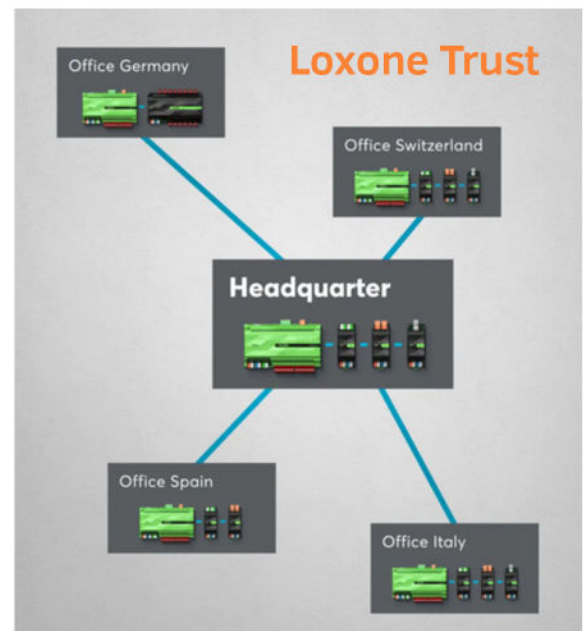
Encrypted key fobs and secure codes make our system highly flexible. Assign one-time codes for your maintenance workers, cleaners, and perspective customers. Grant guests access to certain areas, and much more.

We have developed a unique feature especially for larger residences and businesses:

Loxone Trust. Staff are granted the same access rights across multiple structures without having to provide authorizations for each individual case.

Access Without Limits

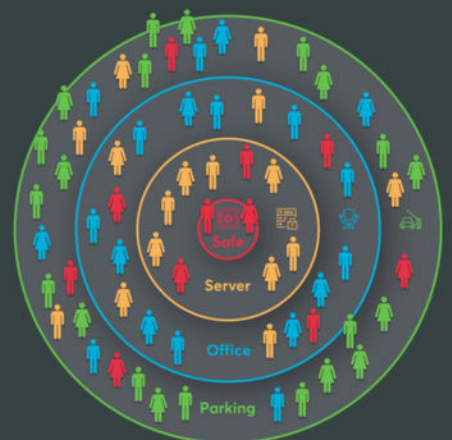
The Loxone access control system supports an unlimited number of users and doors, controls various entrances such as garage doors and lockers and provides detailed logs to monitor entry and exit times for every person who enters or leaves your home or business.



Loxone Trust enables users to utilize credentials and access permissions across different properties and different Miniservers. This revolutionary solution offers global multi-site management of user data and is particularly useful for commercial buildings such as chain stores and restaurants. Maintain flexible control over access authorizations without the need to establish multiple security protocols.

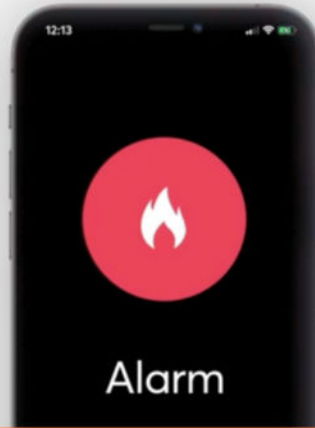
Access Levels & Rights Management

With users and user groups, it is easy to control access rights on the Loxone user interface. In a home for example, rights management can provide adults with access to more sensitive functions like HVAC or security, while limiting children to lighting control for their bedrooms. Or in a commercial building, this could mean that access to the server room is only provided to employees in the IT department.



Smart Security

A security system for any emergency



Product Snapshot:

Air Smoke Detector



The Air Smoke Detector reliably detects smoke via sophisticated detection protocols with 16X measurement and triggers and alarm in an emergency.

Presence Detector



Thanks to reliable detection of presence and movement, presence detectors form the basis for automating important functions such as lighting and alarms as well as security monitoring.

Water Sensor



The battery-operated water sensor immediately warns of water ingress to prevent major water damage. Thanks to Loxone's Air Technology it can be placed anywhere.

Door & Window Detector



The battery-operated Air Door & Window Contact detects open windows and doors, which allows the implementation of smart security and energy-saving features.

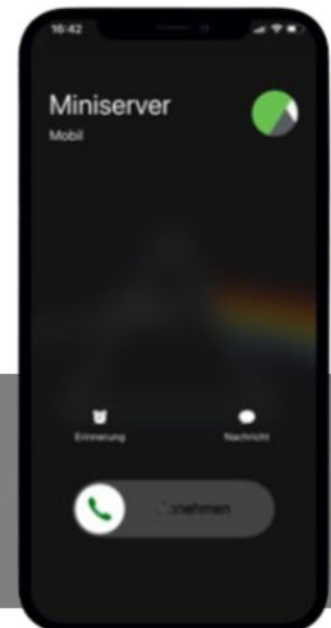


Window Handle Air

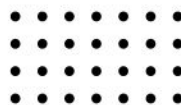
The Loxone Window Handle Air uses the three positions of the handle to detect whether a window is open, closed or tilted. In addition, an internal sensor detects vibrations and can thus warn against forced opening.

Caller Service

Be informed when it matters. With the caller service you can receive alert calls in the event of an alarm.



The BIITS + Loxone Solution



Unified Management Interface

Loxone delivers a single pane of glass for viewing and controlling all systems—lighting, HVAC, CCTV, access, and more—across all your properties. No matter the brand or site, Loxone speaks to it.

Real-Time Operational Awareness

Know immediately if a gate is forced open or if a system is bypassed. Loxone captures and alerts these events in real time—protecting your property and empowering your staff.

Proactive Maintenance & Warranty Tracking

Stop relying on vendors to tell you when service is due. Get automatic reminders for:

- Warranty expirations
- Maintenance intervals
- Inspection schedules
- All customizable and vendor-neutral.

Scalable Across Multiple Locations

Whether you manage 2 properties or 20, Loxone centralizes your data and alerts, so you're never left in the dark—no matter where you are.

Streamlined User Management

No more juggling multiple software logins or remembering which employee has access to what.

Loxone enables:

- Role-based permissions
- Fast user onboarding/offboarding
- Centralized security and access control

Owner-Centric Oversight

Reduce reliance on vendors and avoid being upsold on unnecessary services. With full visibility into your systems, you take back control and ensure everything is running efficiently.

Offline-Capable Reliability

Loxone's hybrid architecture means your systems stay operational even if the internet goes down. Cloud communication enhances functionality—but your operations don't depend on it.

Affordable & Scalable

Loxone is one of the most cost-effective, non-proprietary, and easily scalable BAS systems available. It works seamlessly as your building needs evolve.



Ready to Simplify Your Building Operations?

Let BIITS LLC show you how easy it can be to take control of your properties, reduce costs, and stay ahead of maintenance issues.



Loxone
Platinum Partner



☎ (844) 244-8701

✉ IT.SUCCESS@BIITSLLC.COM